

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JANUARY 16, 2019  
COMMITTEE ROOM**

**Members Present:** Norris, Mann, Smunt, Pretz, Malay, Krahenbuhl

**Members Absent:** Kessler

**Also Present:** Russell Colby, Community Development Division Manager  
Rachel Hitzemann, Planner

**1. Call to order**

Chairman Norris called the meeting to order at 7:00 p.m.

**2. Roll call**

Ms. Hitzemann called roll with six members present. There was a quorum.

**3. Approval of Agenda**

The following item was added to the agenda.

10b. Preservation Month Library Program  
10c. 201 Delnor Avenue  
10d. Group of Articles  
10e. Pottawatomie Area

**4. Presentation of minutes of the December 19th, 2018 meeting**

**A motion was made by Dr. Smunt and seconded by Ms. Mann with a 4-0 voice vote to approve the minutes of the December 19th, 2018 meeting. Ms. Malay and Mr. Pretz abstained.**

**5. Preliminary Reviews** – Open forum for questions or presentation of preliminary concepts to the Commission for feedback

None.

**6. Landmark Applications**

- a. 201 Chestnut Ave.**
  - i. Public Hearing**

This home was built by William Balis. Mr. Pretz added two additional documents that support William Balis' connection to St. Charles. He contributed to the growth of St. Charles by developing the land in the William Balis subdivision. Mr. Pretz also presented a plat with William Balis' name on it.

Dr. Smunt suggested using William Balis as the historic name of the property. The homeowner agreed.

**A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to close the public hearing.**

## **ii. Landmark Recommendation**

There was no further discussion on this item.

**A motion was made by Mr. Pretz and seconded by Ms. Malay with a unanimous voice vote to recommend to City Council approval of landmark designation of 201 Chestnut Avenue with the inclusion of the additional documents presented.**

## **7. Certificate of Appropriateness (COA) applications**

### **a. 216 Riverside Ave. (Sign)**

J.R. Miller from Divine Signs presented images of the proposed sign and explained the process for removing the old sign. The new sign will be constructed out of high density urethane.

**A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.**

### **b. 609 State St. (Siding)**

Richard Compian, a representative from Mid America Exteriors, and Bruce Janus, the homeowner, were present.

The project includes replacing the existing aluminum siding with vinyl siding. Two additional layers of insulation and house wrap are to be added under the siding. The corners are approximately 2 inches wide. Dr. Smunt suggested using 4 inch corners for a more balanced appearance.

**A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA with the condition that 4 inch corner trim be used.**

**c. 318 Walnut St. (Expansion)**

Kim Lamansky, Executive Director of Tri-City Health Partnership, presented details of the proposed expansion of the building. The plan is to remove the front porch and expand outward the area that is currently being used for the lobby and dental room. The addition will be 10' x 26'. The project also includes plans for an ADA ramp that goes along the left side of house and wraps across to the front. Steps are planned off the right side of the house by the driveway. New Smartside siding will be installed on the entire structure and the deck and rail system will consist of composite or cedar wood. The existing front windows will be used on the new structure, but the door will need to be replaced to meet ADA requirements.

Ms. Malay expressed concern over losing the covered porch. She felt it enhanced the front of the building and would prefer to see something similar incorporated into the new design.

The applicant will be requesting a variance to exceed the maximum building coverage allowed. Dr. Smunt said he would like to see a new rendering of the plans if the stairs need to be moved. He also noted the current drawing of the new multi-light door conflicts with the existing windows and suggested finding a better matching door. He asked for a review of the final choice before it is installed. Dr. Smunt recommended using fascia board underneath the eave.

Mr. Krahenbuhl suggested matching the new side window to the one next to it and using a lattice covering underneath the porch.

Mr. Colby advised the variance application would need to come before the Commission for a recommendation to the Zoning Board.

**A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to table the COA until the final designs are ready and the variance application is filed.**

**8. Grant Applications**

There were no applications to review.

**9. Other Commission Business**

**a. PUD Preliminary Plan: First Street Building 8**

The Commission previously reviewed this project and a formal PUD application has been filed. This came before the Commission for a recommendation to the Plan Commission as to the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The applicant advised they incorporated comments from the last meeting into their design. They chamfered both corners on the Illinois St. /Rt. 31 corner to improve walkability and visibility and

changed the tower element to include glass and metal features. It now makes the third floor more useable.

Dr. Smunt said the design incorporates contemporary style and some elements of mid-century modern and shows sensitivity to the history of downtown St. Charles. He said there are other examples of similar architecture in the historic district and this project is very complimentary to the existing Plaza Building along South First Street. There is no negative impact on older adjacent buildings because of the amount of spacing between them.

Chairman Norris stated this area is part of the original downtown dating back to the 1830's and asked if this project would affect the original downtown. Dr. Smunt said it's a modern downtown now and part of that is having interesting, well-done architecture. There are no longer any historical resources left that existed at that time. Ms. Malay noted part of the history of St. Charles is continual growth and redevelopment. She felt this has a positive impact on the downtown area. Mr. Pretz supported the project and said the architecture would contribute to the area. Any other significant structures are far enough away to have any negative impact on them.

Mr. Pretz and Mr. Krahenbuhl both supported the PUD. Mr. Krahenbuhl noted the building clashes a bit with the building to the north of it, but it fits in with the mix of historic and contemporary commercial downtown buildings.

**A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to recommend approval of the proposed design to the Plan Commission; it is consistent with the First Street redevelopment project as originally proposed; it is complimentary to structures that were part of that redevelopment project; it is complimentary to surrounding commercial structures that lie within the adjacent historic district; and it will not have a negative impact on adjacent historical properties.**

## **10. Additional Business and Observations from Commissioners or Staff**

### **a. Follow-up on Brochure and Website Discussion**

Mr. Colby presented updated brochures describing the function of the Commission and the process in more general terms. The Commissioners will review the information and provide feedback at the next meeting.

### **b. Preservation Month Library Program**

Dr. Smunt reminded the group that he was planning on giving a presentation at the library on the different plaques that are on structures throughout the city. The discussion will also include a case study. He asked for feedback on the choice of days he is considering for the presentation. The Commissioners felt a weeknight was better than the weekend.

### **c. 201 Delnor Ave.**

This is a 1954 constructed ranch home. The homeowner is interested in landmarking it. The most significant thing about this house is that the architect was George Steckmesser. He was student of Frank Lloyd Wright. Mr. Pretz would like to add this for discussion to a future agenda.

Dr. Smunt said there are numerous ranch homes and they have to find something remarkable about this one to consider it for landmark status. Ms. Malay felt this home tells the story of the era of when it was built.

**d. Group of Articles**

Mr. Pretz thanked City Staff for the article that appeared in *The Den*. He also mentioned an article featuring San Francisco's policy regarding the destruction of a structure having architectural significance without approval. He noted their policy requires having to rebuild/duplicate it completely. Mr. Pretz would like to strengthen the language in the city code to address this issue in the event this happened in St. Charles. He asked if the Commission had the authority to do this.

Mr. Pretz presented an additional article on Geneva's potential expansion of their historic district. He said it is being driven by the existing homeowners in the area.

**e. Pottawatomie Area**

Mr. Pretz suggested moving the historic district further into the Pottawatomie neighborhood using the five landmarked homes. He outlined the area he is considering including. There are a total of 22 properties within in this boundary. Dr. Smunt recommended surveying the area first. Mr. Pretz said he has already done the research on each of the properties. He would like to try to get the owners to generate landmark status versus the Commission. This would help alleviate pushback and move the process along faster. Ms. Malay said the survey would provide an objective source. Mr. Colby noted they would still need to establish some kind of record noting the condition and rating of each structure.

**11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, February 6, 2019 at 7:00 P.M. in the Committee Room.**

**12. Public Comment**

None.

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:57 p.m.